

Fill in this information to identify your case:

United States Bankruptcy Court for the:

DISTRICT OF MARYLAND - SOUTHERN DIVISION

Case number (if known)

Chapter

11☐ Check if this an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

04/20

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name Parking Management, Inc.

2. All other names debtor used in the last 8 years

Include any assumed names, trade names and *doing business as* names

3. Debtor's federal Employer Identification Number (EIN) 53-0230992

4. Debtor's address

Principal place of business

Mailing address, if different from principal place of business

1725 DeSales Street, NW
Washington, DC 20036

Number, Street, City, State & ZIP Code

P.O. Box, Number, Street, City, State & ZIP Code

DC

County

Location of principal assets, if different from principal place of business

Number, Street, City, State & ZIP Code

5. Debtor's website (URL) https://www.pmi-parking.com/

6. Type of debtor

☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))

☐ Partnership (excluding LLP)

☐ Other. Specify: _____

Debtor **Parking Management, Inc.**
Name

Case number (if known)

7. Describe debtor's business**A. Check one:**

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
- ☐ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- ☐ Railroad (as defined in 11 U.S.C. § 101(44))
- ☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
- ☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
- ☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
- ☒ None of the above

B. Check all that apply

- ☐ Tax-exempt entity (as described in 26 U.S.C. § 501)
- ☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. § 80a-3)
- ☐ Investment advisor (as defined in 15 U.S.C. § 80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.
See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

5313**8. Under which chapter of the Bankruptcy Code is the debtor filing?****Check one:**

- ☐ Chapter 7
- ☐ Chapter 9

☒ Chapter 11. **Check all that apply:**

A debtor who is a "small business debtor" must check the first sub-box. A debtor as defined in § 1182(1) who elects to proceed under subchapter V of chapter 11 (whether or not the debtor is a "small business debtor") must check the second sub-box.

- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,725,625. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☒ The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, **and it chooses to proceed under Subchapter V of Chapter 11.** If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ A plan is being filed with this petition.
- ☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- ☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
- ☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12**9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?**

- ☒ No.
- ☐ Yes.

If more than 2 cases, attach a separate list.

District	_____	When	_____	Case number	_____
District	_____	When	_____	Case number	_____

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?

- ☒ No
- ☐ Yes.

List all cases. If more than 1, attach a separate list

Debtor	_____	Relationship	_____
District	_____	When	_____
		Case number, if known	_____

Debtor **Parking Management, Inc.**
Name

Case number (if known)

11. Why is the case filed in this district?*Check all that apply:*

- ☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- ☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?☒ No☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.**Why does the property need immediate attention?** (*Check all that apply.*)☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard? _____

☐ It needs to be physically secured or protected from the weather.☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).☐ Other _____**Where is the property?** _____

Number, Street, City, State & ZIP Code

Is the property insured?☐ No☐ Yes. Insurance agency _____

Contact name _____

Phone _____

Statistical and administrative information**13. Debtor's estimation of available funds***Check one:*

- ☒ Funds will be available for distribution to unsecured creditors.
- ☐ After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. Estimated number of creditors☐ 1-49☐ 50-99☐ 100-199☒ 200-999☐ 1,000-5,000☐ 5001-10,000☐ 10,001-25,000☐ 25,001-50,000☐ 50,001-100,000☐ More than 100,000**15. Estimated Assets**☐ \$0 - \$50,000☐ \$50,001 - \$100,000☐ \$100,001 - \$500,000☐ \$500,001 - \$1 million☒ \$1,000,001 - \$10 million☐ \$10,000,001 - \$50 million☐ \$50,000,001 - \$100 million☐ \$100,000,001 - \$500 million☐ \$500,000,001 - \$1 billion☐ \$1,000,000,001 - \$10 billion☐ \$10,000,000,001 - \$50 billion☐ More than \$50 billion**16. Estimated liabilities**☐ \$0 - \$50,000☐ \$50,001 - \$100,000☐ \$100,001 - \$500,000☐ \$500,001 - \$1 million☒ \$1,000,001 - \$10 million☐ \$10,000,001 - \$50 million☐ \$50,000,001 - \$100 million☐ \$100,000,001 - \$500 million☐ \$500,000,001 - \$1 billion☐ \$1,000,000,001 - \$10 billion☐ \$10,000,000,001 - \$50 billion☐ More than \$50 billion

Debtor **Parking Management, Inc.**
Name

Case number (if known)

Request for Relief, Declaration, and Signatures**WARNING --** Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.**17. Declaration and signature
of authorized
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on **May 7, 2020**
MM / DD / YYYY**X /s/ Kingdon Gould, III**
Signature of authorized representative of debtor**Kingdon Gould, III**
Printed nameTitle **President, Chief Executive Officer****18. Signature of attorney****X /s/ Michael J. Lichtenstein Bar No.**
Signature of attorney for debtorDate **May 7, 2020**
MM / DD / YYYY**Michael J. Lichtenstein Bar No. 05604**
Printed name**Shulman, Rogers, Gandal, Pordy & Ecker, P.A.**
Firm name**12505 Park Potomac Avenue, Sixth Floor
Potomac, MD 20854**
Number, Street, City, State & ZIP CodeContact phone **301-230-5200** Email address**Bar No. 05604 MD**
Bar number and State

**United States Bankruptcy Court
District of Maryland - Southern Division**

In re **Parking Management, Inc.**

Debtor(s)

Case No.

Chapter

11

LIST OF EQUITY SECURITY HOLDERS

Following is the list of the Debtor's equity security holders which is prepared in accordance with rule 1007(a)(3) for filing in this Chapter 11 Case

Name and last known address or place of business of holder	Security Class	Number of Securities	Kind of Interest
Annunziata O. Gould 19845 J.W. Brown Road Bend, OR 97701			2.2810127%
Caleb Gould 7800 Murray Hill road Laurel, MD 20723			2.2810127%
Candida G. Lancaster 15156 Manor Road Monkton, MD 21111			2.2810127%
Estate of Kingdon Gould, Jr. 201 W. Padonia Road, Suite 400 Lutherville Timonium, MD 21093			55.803327%
Frank J. Gould, II P.O. Box 1430 Ketchum, ID 83340			2.2810127%
H. Thorne Gould 3722 Hess Road Monkton, MD 21111			2.2810127%
Kingdon Gould, III 10150 Gorman Road Laurel, MD 20723			2.2810127%
Kingdon Gould, Jr. 7861 Murray Hill Road Laurel, MD 20723			23.677559%
Lydia G. Barbieri 1611 Bolton Street Baltimore, MD 21217			2.2810127%
Melissa G. Lightfoot 12296 CR 33 Mancos, CO 81328			2.2810127%
Thalia G. Pryor P.O. Box 1439 Telluride, CO 81435			2.2810127%

In re: **Parking Management, Inc.**

Debtor(s)

Case No. _____

LIST OF EQUITY SECURITY HOLDERS

(Continuation Sheet)

Name and last known address or place of business of holder	Security Class	Number of Securities	Kind of Interest
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DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP

I, the **President, Chief Executive Officer** of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing List of Equity Security Holders and that it is true and correct to the best of my information and belief.

Date **May 7, 2020**Signature **/s/ Kingdon Gould, III**
Kingdon Gould, III

Penalty for making a false statement of concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both.
18 U.S.C. §§ 152 and 3571.

**United States Bankruptcy Court
District of Maryland - Southern Division**

In re **Parking Management, Inc.**

Debtor(s)

Case No.

Chapter

11

VERIFICATION OF CREDITOR MATRIX

I, the President, Chief Executive Officer of the corporation named as the debtor in this case, hereby verify that the attached list of creditors is true and correct to the best of my knowledge.

Date: **May 7, 2020**

/s/ Kingdon Gould, III

Kingdon Gould, III/President, Chief Executive Officer

Signer/Title

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Arlington, VA 22204

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Comptroller of Maryland
Revenue Administration Division
110 Carroll Street
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Silver Spring, MD 20901

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Bowie, MD 20720

Zulfigar Ali
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1101 Fifteenth LLC
c/o TF Cornerstone Inc.
Attn: Accounts Receivable
387 Park Avenue South, 7th Floor
New York, NY 10016

1111 Penn Operating Company
1111 Pennsylvania Avenue, NW, Suite B111
Washington, DC 20004

1120 19th Street, L.P.
c/o Prudence LLC
LPC Commercial Services
1120 19th Street, NW, LL-21
Washington, DC 20036

1120 Vermont Ave Assoc LLP
c/o S.C. Herman Associates
1120 Vermont Avenue, NW, Suite 900
Washington, DC 20005

1125 15th Street LLC
1120 Vermont Avenue, NW, Suite 900
Washington, DC 20005

1150 18th SPE LLC
c/o Rockrose Development Corp.
15 East 26th Street, 7th Floor
New York, NY 10010

1156 Fifteenth LLC
c/o TF Cornerstone Inc.
Attn: Accounts Receivable
387 Park Avenue South, 7th Floor
New York, NY 10016

1441 L Associates LLC
1120 Vermont Avenue NW, Suite 900
Washington, DC 20005

1620 Eye LLC
c/o TF Cornerstone Inc.
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17 M Associates
c/o Boston Properties
SSQ01-100845
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17 M Associates
c/o Boston Properties
2200 Pennsylvania Avenue, NW, Suite 200W
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1722 Eye Street Associates
c/o Axent Realty Group
7811 Montrose Road, Suite 200
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1919 M Street Associated L.P.
c/o JBG Smith
1919 M Street, NW, Concourse 10
Washington, DC 20036

2000 L Owner LLC
c/o Rockrose Development Corp
15 East 26th Street, 7th Floor
New York, NY 10010

2001 K, LLC
c/o NY Community Bank
102 Duffy Avenue, 1st Floor
Hicksville, NY 11801

20th & S Associates LLC
1120 Vermont Avenue, Suite 900
Washington, DC 20005

2201 Limited Parntership II
c/o Lenkin Company Management, Inc.
5101 Wisconsin Avenue, NW, 5th Floor
Washington, DC 20016

3307 M Street, LP
c/o East Banc
3307 M Street, NW, Suite 400
Washington, DC 20007

3345 M Street, LP
c/o East Banc
3307 M Street, NW, Suite 400
Washington, DC 20007

4 Imprint, Inc.
25303 Network Place
Chicago, IL 60673-1253

64 DCGST Owner LLC
c/o Lincoln Property Co.
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Washington, DC 20005

64 DCGST Owner LLC
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College Park, MD 20740

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Cincinnati, OH 45264-5177

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ADP, Inc.
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Falls Church, VA 22041

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Deerfield, IL 60015

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Louisville, KY 40290-1952

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P.O. Box 9001948
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700 West Hamburg Street
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Castle Sprinkler & Alarm, Inc.
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College Park, MD 20740

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c/o Bozzutto Development Co.
371 Newark Street, Suite 204
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Pittsburgh, PA 15251-2125

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Silver Spring, MD 20910

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25 Loveton Circle
Sparks Glencoe, MD 21152

First Choice Coffee
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Lorton, VA 22079

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17032 Silver Charm Place
Hanover, MD 21076

First Person
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7 Reldas Ct # B
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Washington, DC 20005

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FBO Group ID 00 499998
Dallas, TX 75267-7458

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c/o Harbor East Management Group LLC
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Division of Fiscal Services
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Maryland SDAT
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c/o New Tower Trust Company
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Carol Stream, IL 60197-5260

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Washington, DC 20036

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c/o Boston Properties
Agent for Market Square North
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Square 452 LLC
c/o Gould Property Company
P.O. Box 75887
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Southern Database
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Travelers Casualty and Surety Company
One Tower Square
Hartford, CT 06183

Travelers Indemnity Company of America
One Tower Square
Hartford, CT 06183

Travelers Insurance
One Tower Square 0000-03MSA
Third Party Deductable Unit
Hartford, CT 06183

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UNIZO Real Estate DC Nine LLC
c/o Cushman & Wakefield US Inc.
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Saint Louis, MO 63141

UNIZO Real Estate DC Seven LLC
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Verizon Wireless
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Philadelphia, PA 19101-3648

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King of Prussia, PA 19406

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Hyattsville, MD 20785

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P.O. Box 5727
Carol Stream, IL 60197-5727

Wex Bank
P.O. Box 4337
Carol Stream, IL 60197-4337

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Clarksburg, MD 20871

William Spencer
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Fort Washington, MD 20744

Windcave Inc.
P.O. Box 45498
Los Angeles, CA 90045

Wittenbach Business Systems
100 Sparks Valley Road, Suite B
Sparks Glencoe, MD 21152

WSSC
14501 Sweitzer Lane
Laurel, MD 20707-5901

Xanadu Botanicals & Design LLC
8082 Leishear Road
Laurel, MD 20723

Xerox Financial Services
P.O. Box 202882
Dallas, TX 75320-2882

1101 Fifteenth L.L.C.
c/o TF Cornerstone Inc.
Attn: Accounts Receivable
387 Park Avenue South, 7th Floor
New York, NY 10016

1120 19th Street Limited Partnership
c/o Prudence LLC
c/o LPC Commercial Services
1120 19th Street, NW, #LL-21
Washington, DC 20036

1120 Vermont Ave. Assoc. LLP
c/o S.C. Herman Associates
1120 Vermont Avenue, NW, Suite 900
Washington, DC 20005

1125 15th Street LLC
c/o S.C. Herman Associates
1120 Vermont Avenue, NW, Suite 900
Washington, DC 20005

1156 Fifteenth L.L.C.
c/o TF Cornerstone Inc.
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1441 L Associates LLC
c/o S.C. Herman Associates
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1620 Eye L.L.C.
c/o TF Cornerstone Inc.
Attn: Director of Commercial Leasing
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17 M Assocociates
c/o Boston Properties
2200 Pennsylvania Avenue, NW, Suite 200W
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2000 L LLC
NEED ADDRESS

2001 K LLC
c/o NY Comm Bk Attn: Premier Banking
102 Duffy Avenue, 1st Floor
Hicksville, NY 11801

20th & S Associates
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2201 Limited Partnership II
c/o Lenkin Co Mgmt Inc.
4992-A St. Elmo Avenue
Bethesda, MD 20814

2300 M St. Partners
2300 M Street, NW
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Bozzutto Management Company
Attn: Gennadiy Golub
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CESC 1730 M Street LLC
P.O. Box 642773
Pittsburgh, PA 15264-2773

City Center Parking
1725 DeSales Street, NW
Washington, DC 20036

Columbia Plaza Limited Partnership
Attn: Tom Roberson
2440 Virginia Avenue, NW
Washington, DC 20037

Connecticut/DeSales, LLC
c/o Lenkin Company Management, Inc.
4922-A St. Elmo Avenue
Bethesda, MD 20814

CT Holding Co. LLC
c/o Calvert Tract LLC
Attn: James Speyer
1828 L Street, NW, Suite 703
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DeSales Associates
1725 DeSales Street, NW
Washington, DC

EPIC 919 LLC
c/o Crown Properties, LLC
Attn: Matthew G. Lefkowitz
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Foreign Affairs Recreation Association
320 21st Street, NW, Room B640
Washington, DC 20520

Gaedeke Group, LLC
1310 G Street, NW, #250
Washington, DC 20005

Geneva Associates LP
1777 North Kent Street

Geneva Associates Owner, LLC
1611 N. Kent Street, G2 Level
Arlington, VA 22209

Gould Property
1000 North Charles Street

Gould Property
910 North Charles Street

Gould Property
810 North Charles Street

Gould/Jefferson Davis Highway
1725 DeSales Street, NW
Washington, DC 20036

Inner Harbor East Garage, LLC
c/o Harbor East Management Company
650 South Exeter Street, Suite 200
Baltimore, MD 21202

JBG Smith Properties
Attn: Morgan Johnson-Massey
300 M Street, S.E.
Washington, DC 20003

Livestock, LLC
1725 DeSales Street, NW
Washington, DC 20036

MAPS 1801 K Street LLC
c/o Jones Lang LaSalle Americas Inc.
P.O. Box 419062
Boston, MA 02241-9062

Maryland Dept. of General Services
Division of Fiscal Services
301 W. Preston Street, Room 1309
Baltimore, MD 21201

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Washington, DC 20001

Mept Anthology LLC
c/o New Tower Trust Company
Attn: Krystle Pressley
625 H Street, NE
Washington, DC 20002

Merritt Canton BP LLC
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Windsor Mill, MD 21244

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Monument Realty
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Paris Associates LP
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Arlington, VA 22209

Pennsylvania Building Associates LP
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c/o Gould Property Co.
1725 DeSales Street, NW
Washington, DC 20036

Prudence LLC
co LPC Commercial Services
1120 19th Street, NW, #LL-21
Washington, DC 20036

RPT 1425 Holdings LLC
1425 New York Avenue, NW
Washington, DC

Sodexo
700 19th Street, NW
Washington, DC 20431

South Capital LLC
25 M Street, SW
Washington, DC

Square 374 LLC
c/o Gould Property Company
1725 DeSales Street, NW
Washington, DC 20036

Square 407 LP
c/o Boston Properties
Agent for Market Square North
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Square 452 LLC
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Washington, DC 20036

Thames Street Garage, LLC
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650 South Exeter Street, Suite 200
Baltimore, MD 21202

Third Gould LLC
1725 DeSales Street, NW
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Thomas Street Garage LLC
c/o Harbor East Mgmt Group
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c/o Cassidy Turley
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Union Station Associates, LP
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721 Emerson Road, Suite 300
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UNIZO Real Estate DC Seven LLC
1325 G Street, NW
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